**TPPOA Fall General Meeting November 15, 2023 at 7 pm**

 Submitted by Rosemary Hartigan, Secretary

The meeting was conducted in-person at the Kiwanis Club and on Zoom.

 **Attendees in Person: Board Members:** President Mike Viens, Vice-President Beth Supple, Treasurers Dar and Pat Snapp, Secretary Rosemary Hartigan, Laura Billings, Charlie Candon, Diana Cortese, Rick Feldman, Mark Frawley, Jim Hunter, and Ron Palmer.

**Residents:** Mike Billings,Bob Bonann, LeeAnn Candon, Bev Cloud, Bob Conley, Mike Cortese, Joanna Davis, Barbara Flynn, B.J. Lewis, Tracee Okun, Andrea and Ken Oursler, Carol Palmer, Rich Pauli, Carole Rader, Claudia Remington, Sondra Riley, Cathy Shields, Erin and Alex Szachnowicz, Erin Timko, Ken Turner, Nancy Walter, Bob Widman, Pam and Wayne Winders, Bob Youmans, and Jim Ziepolt.

**Attendees on Zoom: Board Members:** Jeff Abdow, Patricia Suraci.

**Residents:** Robyn Borkowski**,** Stacie Cain**,** Lisa and Kevin Collison, George Dove, Anne Kraft family, Patricia Landry, Sean McMullen, Paul Mills, Shane Riley, Bob and Melinda Stevenson, Frank Simei, and Chris Vass, Sandy Walter, and Dave Welser.

**Treasurers’ Report**

**Budget Update:** Dar Snapp gave a year-to-date Treasurers’ Report. We need to build up our reserve funds which could require a raise in dues. Pat Snapp explained the budgeting process. The desired reserve amount is $80K. The treasurers are in the process of planning next year’s budget which is driven by the dues that generally total about $18,000. Inflation and increased expenses are impeding us from meeting our reserve target. Maryland has passed a law requiring us to conduct a reserve study. Since the law requires specific qualifications for conducting the study, we will need to hire someone. Pat is in the process of interviewing companies and getting estimates on what the study will cost and the amount required to be in reserve. A suggestion was made to move some of the money in the checking account and money market accounts to a CD or a different money market fund to earn higher interest.

**President’s Report**

**Welcome New Comers:** Three newcomer families to the Island introduced themselves.Erin Timko purchased a house on Turkey Point Road. Her grandparents used to live on the Island. Pam and Wayne Winders purchased a house on Parke. Chris Vass and Nicole Knopf (and dog Charlie) are new to the neighborhood on Grant.

**Registered AACo Beach Water Sampling Program:**  posted at <https://www.aahealth.org/>

 Six Enterococci bacteria measurements were taken between May & September

To pass you need to be BELOW the acceptable level of 104. Our readings were 2; 31, 58; 1; 1; and 5 which are excellent.

**Playground**

The Board procured a new bench and picnic table and are having the swing set repaired as needed.

Signed 10-year lease with Cloud family for Cloud Field. Thank you very much!

**New Signage for Community Common Areas:** Charlie Candon explained that there will be new rules signs posted at the pier, the beaches, and Cloud field. These rules will be emailed to the community and posted on the TPPOA website.

**TPI Pier:** New Signage will include that children under 8 years old will have to be accompanied by an adult.Adding Safety equipment: Ladders and flotation devices are being looked into. Anyone using the pier or the field with 10 or more guests needs to inform the Board at Turkeypointisland@gmail.com and must purchase a rider for your insurance policy. The riders are inexpensive.

**Dog waste stations:** There are now three dog waste stations on the island. The Board purchased a new dog waste station which is hosted by Maryanne Luck at the back of her house on Parke. Tracee Okun volunteered to host a new one on Boyd and Boyd. The Board will take up this issue at the next board meeting.

**New TPI website:** MikeRoberge has completed work on the new TPI website at <https://turkeypointisland.org/>

**Duck blind permits:** The Board has secured duck blind permits which prevent hunters from setting up duck blinds on TPI beaches for 3 years.

**Paca Beach:** Restoration work is underway at the entrance to the beach on Paca Drive to prevent erosion. The project is funded by a grant from the Arundel Rivers Federation and Chesapeake Bay Trust to prevent erosion. People will still be able to access the beach when the work is completed.

**Dredging:** A permit has been submitted for dredging at the beach that abuts the property currently owned by the Szachnowicz family on Paca Drive. The dredging will impact the ability to walk on the beach from the pier side to Paca because it will be covered with water. Previous case law exists for the owners’ right to dredge. The community owns a 30 foot right of way and has a perpetual right of egress from Paca to Bay, but the dredging will flood part of it. Alex Szachnowicz who is the current home owner noted that the south side bulk head is toppling over. A biologist told Alex that large parts of the marsh would die and invasive species will come in unless the throat between the bulkheads is be kept open. Some residents on the Turkey Point Road side said when dredging takes place, they lose beach. AACo will not move the sand.

**Cloud Beach:** After receiving reports of fires on the beach which threatened surrounding vegetation and homes, the Board posted newsignage restricting nighttime usage and fires. A resident reported that despite the signs, there were fireworks at the beach last weekend.The AACo Police have been asked to check the area periodically for any prohibited activity.

 **AACo Community Planning Activity**

AACo is in the process of long-term zoning plans. See <https://www.aacounty.org/planning-and-zoning/community-planning>

The Department of Public Works (DPW) has plans to construct a roundabout at the MD 214 and Loch Haven Road intersection. A public meeting will be held on Monday, December 18, 2023 at 6 pm to 7:30 pm at South River High School Auditorium.

**Vice President’s Report**

**Committees**

**Beautification Committee:** Mark Frawley/Charlie Candon: Mark noted that we do an Island Cleanup in April on Earth Day every year. Coffee and donuts are available for volunteers.

**Communication Committee:**

**Website:** (Open) Mike Roberge created our new website, but he is leaving the Board so we need a volunteer to take over maintenance.

 **Facebook Administrator:** Diana Cortese will continue to chair.

**Newsletter:** (Open) Beth Supple who has done a wonderful job on the newsletter for many years, needs to hand over these duties to another volunteer.

**Events Committee: (**Open) Laura Billings who has done a terrific job this past year is resigning from the Board, so we need a replacement to chair this committee. Turkey Point Day is the big yearly event and Halloween, Kayak and Paddle Day. There is a standing committee in place.

**Finance Committee:** Pat & Dar Snapp will continue.

**Safety Committee:** Ron Palmer will continue to chair and asks “if you see something say something.” Please advise Ron or the Board of any illegal, suspicious, dangerous, or disruptive activity. Ron runs license plates numbers on suspicious cars. If you send him tag photos, Ron calls them into the police so we can verify if they are residents. The Board has discussed installing faux or solar cameras in community areas such as the beaches and the pier. In the past we have had incidences of large numbers of nonresidents partying on the pier.

Anyone interested in joining a committee, please contact a Board member or the Board at Turkeypointisland@gmail.com

**Election of 2024 Board:**

 **Current Board Members** who have indicated desire to continue their service: Michael Viens (President), Beth Supple (Vice-President), Pat and Dar Snapp (Treasurers), Rosemary Hartigan (Secretary), Jeff Abdow, Charlie Candon, Diana Cortese, Rick Feldman, Mark Frawley, Jim Hunter, Ron Palmer, and Patricia Suraci.

**Departing Board Members**: Laura Billings, Mike Roberge, Patti & Duane Stewart, and Maggie Whitlatch. Thank you for your service.

**New Candidate**: Michael Billings

Charlie Candon made a motion to accept the slate. Mike Cortese seconded. The motion passed.

**Board Meetings and Contacts:**

Residents are always welcome to attend board meetings which take place the second Thursday of every month except for June, July, and August.

Any questions or concerns, contact: Turkeypointisland@gmail.com We can answer questions or contact the right person who can help you.

The Board does not create a residents’ contact list because of privacy concerns with publishing personally identifiable information. If residents want to create a shared Google doc, they are welcome to obtain permission from residents and do so on their own. Pat Snapp has a roster of names and mailing addresses which he can provide.

**Covenants and Restrictions Update/Mike Viens and Pat Snapp**

The Board is in the process of drafting new by-laws and Covenants and Restrictions because Turkey Point Island’s operating documents currently on file with the County are Covenants and Restrictions that were enacted in 1941. These are the documents that realtors have to provide to homebuyers. There have been many changes in the laws since then, and the 1941 documents contained racist provisions and other outdated provisions. Dar and Pat Snapp filed a Covenant Modification this summer to eradicate the illegal racist provision in existing covenants from 1941, but the other outdated provisions remain and need to be amended formally.

No changes can be made until a formal vote of the community is conducted. Based on current Maryland law, which overrides any existing by-laws language, covenants and restrictions can be amended if 60% of households agree to amendments.

**Short-term rental restriction (STR):** To get feedback from residents prior to completing a final draft of the Covenants and Restrictions, the Board conducted an email survey. Results of the survey: 92 responses (57% of households eligible to vote); 56 (60.8%) voted to have a restriction on short-term leases; 36 (39.1%) voted against restrictions. Based on clear majority of the survey, the Board decided to include in the covenant amendments a restriction of the rental period to greater than 120 days (based on County definition of “short-term” as 120 days or less). The Board voted to allow possible exception clauses which would include, for example Naval Academy Commissioning Week; and possibly other exceptions.

The community in attendance and on zoom had a robust discussion about the pros and cons. Many residents expressed their views against STRs based on property rights and the desire to be free to rent their homes on a short-term basis to defray costs in the event of financial necessity. Others expressed views concerning maintaining the residential nature of the community and regarding short-term renters who do not have a stake in the community using community property and corporate buyers who purchase homes solely as rentals.

Question: Are you considering a grandfather clause? Pat Snapp reported that we have not because it is unmanageable.

Question: Is the Board enforcing current rules on houses that are not kept up? The Board has tried to address these issues in the past, but the current covenants do not have enforcement provisions.

A suggestion to vote on the rest of the amendments without the STR. This issue was discussed at the last Board meeting and the Board voted to have one vote on all the amendments.

**Family Childcare Homes:** Maryland law default is to allow family child care homes unless prohibited by covenants and restrictions. If the covenants and restrictions prohibit family child care homes, the law allows that someone who desires to open a child care home, may apply to the community for an exception. The Board has not made decision on whether or not to prohibit family child care homes in the covenants and restrictions. The plan is to ask families with children if this something they would like. Some concerns mentioned were parking and use of community common areas (playground, pier, beaches).

**Additional Discussion:**

**Mosquito Spraying:** Although the Board requested spraying, AACo did not spray Turkey Point Island this year.

**Shrubbery:** A resident expressed concerns about shrubbery blocking the view on some roads. The first step is for concerned neighbors to talk to the homeowner.

**Thanksgiving Turkey Trot:** Meet at the top of Paca on Thanksgiving Day at 10 am.

The meeting adjourned at 9:09 pm